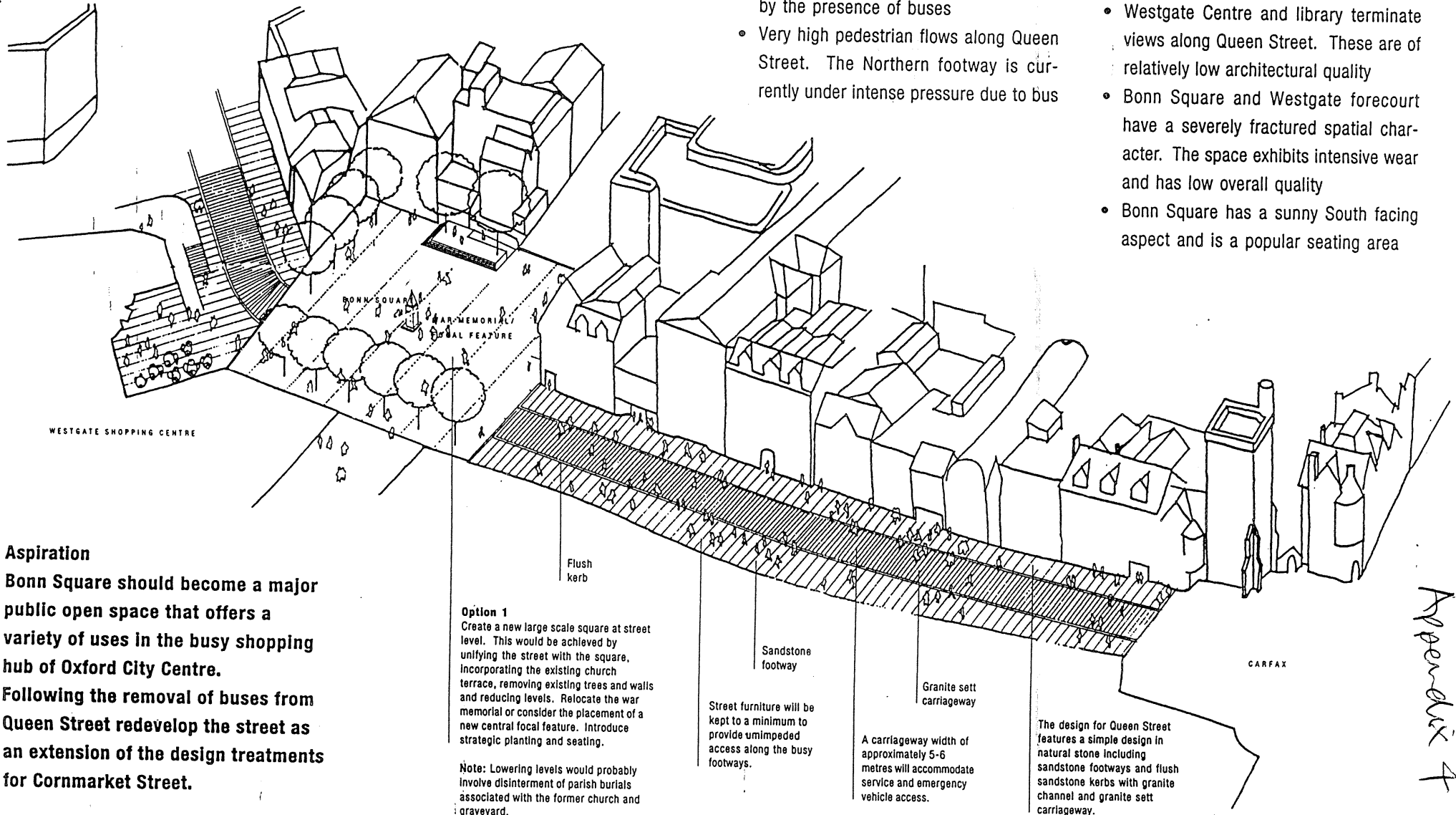


QUEEN STREET AND BONN SQUARE

9.24



Aspiration

Bonn Square should become a major public open space that offers a variety of uses in the busy shopping hub of Oxford City Centre.

Following the removal of buses from Queen Street redevelop the street as an extension of the design treatments for Cornmarket Street.

Analysis

- Queen Street environment is dominated by the presence of buses
- Very high pedestrian flows along Queen Street. The Northern footway is currently under intense pressure due to bus

- stops, however, these will be removed from Queen Street in Phase 2 of OTS
- Westgate Centre and library terminate views along Queen Street. These are of relatively low architectural quality
- Bonn Square and Westgate forecourt have a severely fractured spatial character. The space exhibits intensive wear and has low overall quality
- Bonn Square has a sunny South facing aspect and is a popular seating area

Option 1
Create a new large scale square at street level. This would be achieved by unifying the street with the square. Incorporating the existing church terrace, removing existing trees and walls and reducing levels. Relocate the war memorial or consider the placement of a new central focal feature. Introduce strategic planting and seating.

Note: Lowering levels would probably involve disinterment of parish burials associated with the former church and graveyard.

Flush kerb

Sandstone footway

Street furniture will be kept to a minimum to provide unimpeded access along the busy footways.

Granite sett carriageway

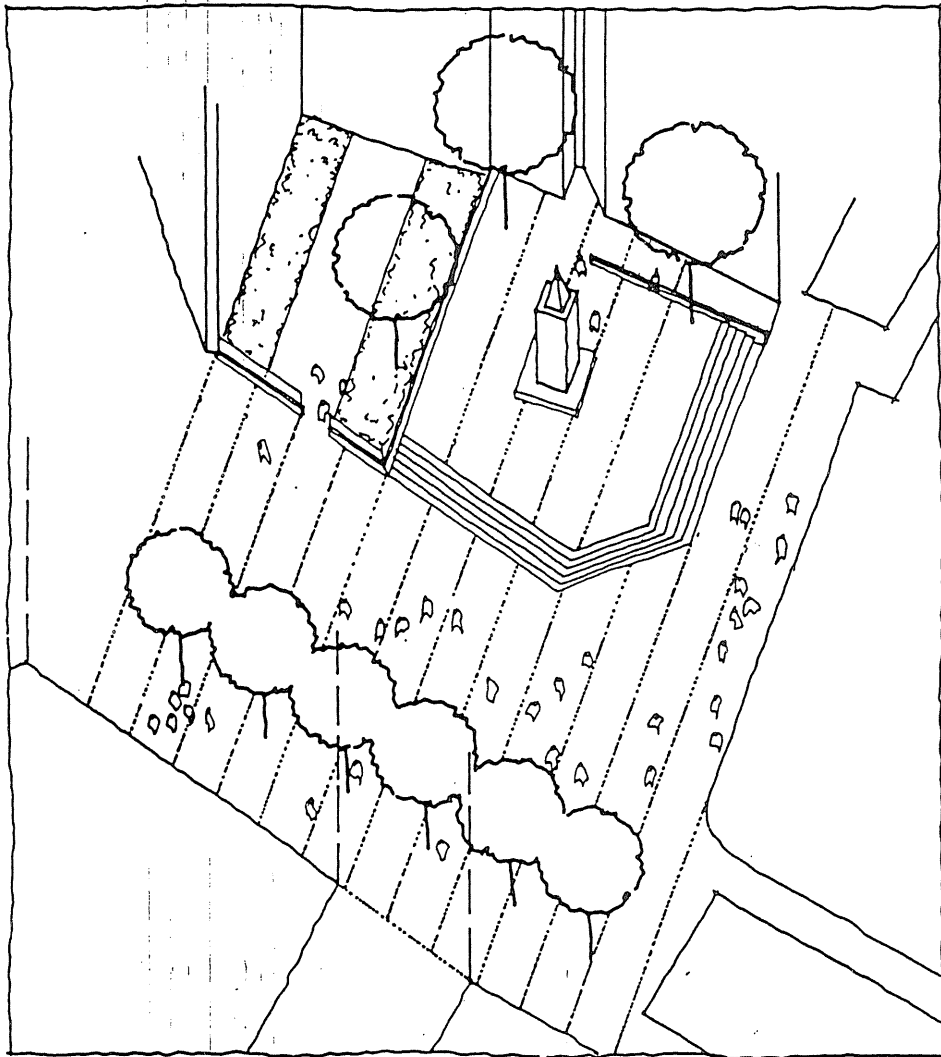
A carriageway width of approximately 5-6 metres will accommodate service and emergency vehicle access.

CARFAX

The design for Queen Street features a simple design in natural stone including sandstone footways and flush sandstone kerbs with granite channel and granite sett carriageway.

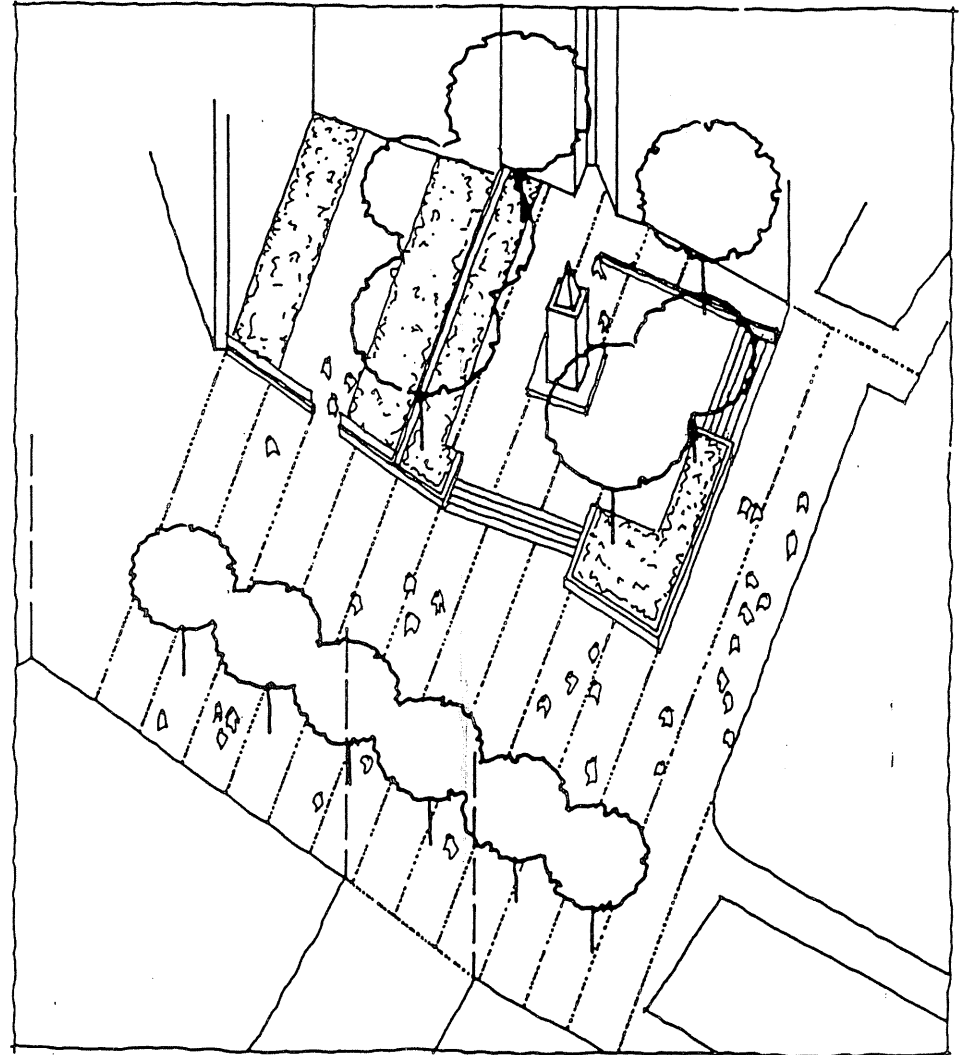
Appendix 4

BONN SQUARE - OPTIONS



Option 2 - Retain a two levelled square achieved through the removal of selected trees and the New Inn Hall Street wall to allow the creation of a major stepped assembly area.

Note: By retaining a raised terrace over the former cemetery to the north of the site the following options have less impact than option 1.



Option 3 - Retain all existing trees and walls. Increase the pavement treatment of Bonn square and apply a simplified design with natural materials. Improve access into the square with wide entrance steps and ramp access.

Bonn Square, Executive Summary

Executive Summary

- The purpose of the Conservation Statement is to provide an understanding of the significance of Bonn Square in terms of Oxford's historic environment to inform decisions about its future change that will help to ensure its significance is retained. The objective is thus to evolve a framework for proposals that are both practical and feasible as well as compatible with the retention, reinforcement and revelation of significance.
- It is anticipated that the Conservation Statement will form part of the brief for an RIBA approved international design competition to be held by Oxford City Council for the improvement of Bonn Square early in 2005.
- Bonn Square lies within the Oxford Central (City and University) Conservation Area, and contains three Grade II listed buildings, the New Road Baptist Chapel, No.1 New Inn Hall Street and the Tirah Memorial. There are further listed buildings in the immediate vicinity but other areas directly adjoining the site, including the Westgate Centre, which is proposed for redevelopment, are excluded from the Conservation Area.
- The area is also of considerable archaeological significance, containing the former graveyard and part of the site of the Church of St Peter-le-Bailey, a church of 11th century origin demolished in 1874. The importance of the area in historic, architectural and archaeological terms is focused on the open space that provides the setting for the Tirah Memorial and the other adjoining listed buildings but also includes other elements such as the trees, views into and out of adjoining streets and physical features such as the boundary wall along New Inn Hall Street, which defines the extent of the former graveyard.
- Despite this significance, the current condition and treatment of the area is such that the first impression for most people is that Bonn Square has limited interest, is not valued by the local community or visitors and as a public space is abused and misused.

Bonn Square, Executive Summary

- However, as the Conservation Statement demonstrates, this is misleading and the area has an underlying quality and significance that deserve to be unravelled and enhanced. In this context, the historic elements identified above should be regarded as much as assets as constraints, the challenge being to incorporate them successfully within improvements to Bonn Square.
- Whatever design approach is advocated, it is of fundamental importance that any proposal to improve the physical quality of the area is firmly rooted in a proper understanding of the layers of significance (some visual, others purely historic or archaeological) that together make up the established character of the area.
- The area has strong historic associations. Physical evidence of all the site's uses from the 11th century onwards remain visible today, from the graveyard of the Anglo-Saxon/medieval church and its Georgian successor, through the early 19th century Baptist chapel directly adjoining, the Tirah Memorial Gardens of the early 20th century to the site's transformation into a public open space in the 1970s. All of these phases overlap and have their own significance (see accompanying gazetteer); together they form a unique whole.
- It is therefore essential that the Conservation Statement informs the designers in the preparation of their submissions for the architectural competition and that the site's positive attributes are not forgotten in the understandable desire and pressing need to improve the current social problems evident in Bonn Square.

Gazetteer and assessment of significance of buildings and other structures in and immediately around Bonn Square

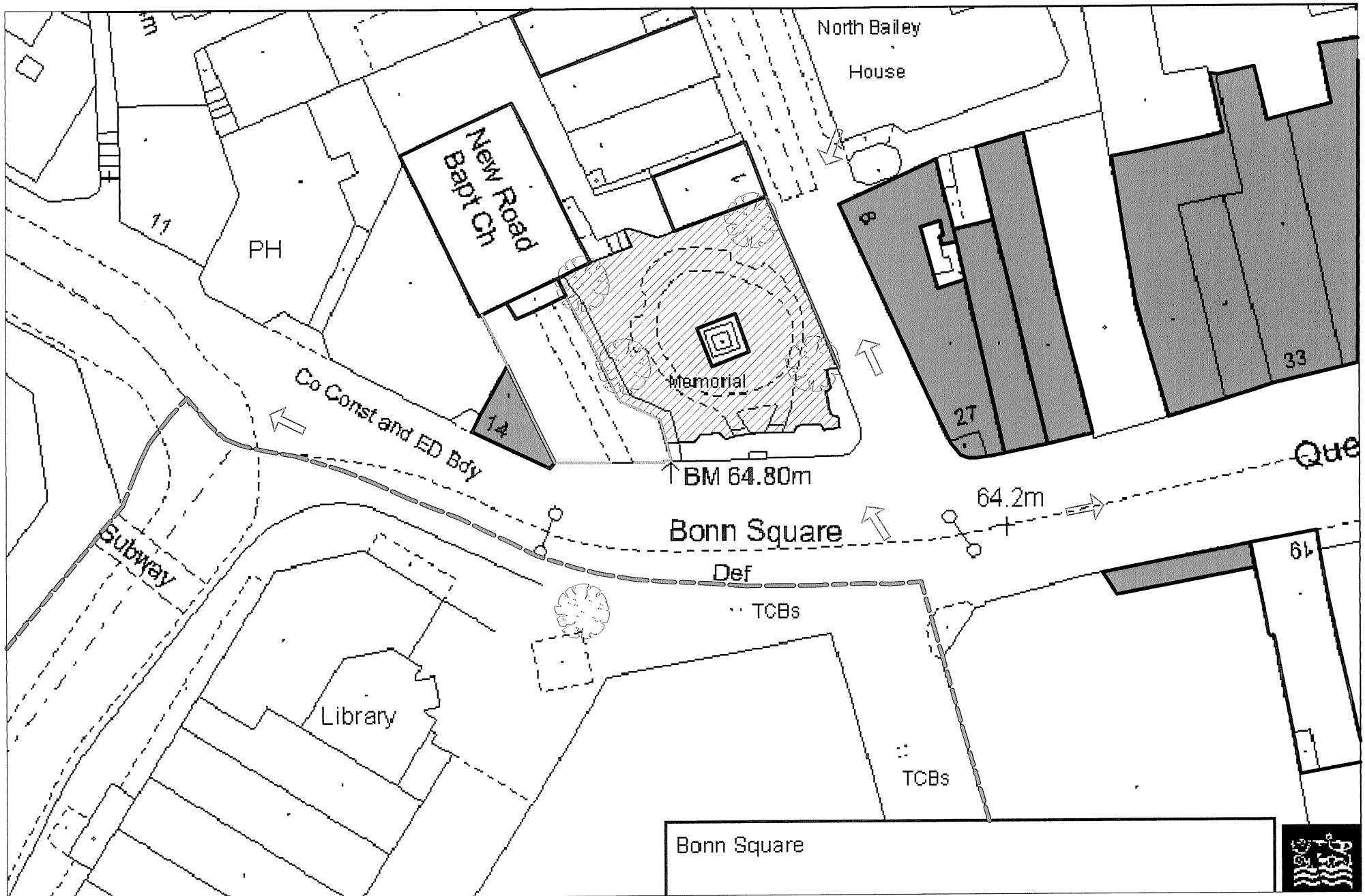
| Building Name | Present use | Analysis | Significance |
|--|--------------------|---|---|
| Tirah Memorial | Memorial | Grade II listed building. Prominently located in a raised position in the centre of the raised area of Bonn Square. Important historic associations and provides the main visual focus to the public space. | High |
| New Road Baptist Chapel | Baptist chapel | Grade II listed building. Early C19 façade; somewhat secluded and semi-hidden position, visually remote from the street. Unattractive concrete paving blocks to forecourt. | High |
| Walls and railings to New Road Baptist Chapel | Walls and railings | Grade II listed by virtue of defining the curtilage of the chapel. Rubblestone wall to west boundary physically attached to brick flank wall of No.14 New Road, to which it provides some visual relief. Lower wall to east boundary and railings to south on ashlar plinth are of lower significance as alignment of both altered in C20. Attractive cast-iron railings have potential for reuse if necessary. | Important (west boundary) Moderate (south and east boundaries) |
| No. 1 New Inn Hall Street | Shop | Grade II listed building. Only the part roughcast and mainly rubblestone south elevation is directly visible from Bonn Square and forms an effective visual 'stop' at the back of the raised area. | High |

9.28

| Building Name | Present use | Analysis | Significance |
|--|--------------------------|--|---------------------|
| No. 5 New Inn Hall Street | Shop | Grade II listed building. Not directly visible from Bonn Square but forms part of its wider historic context and setting. | High |
| Wall on east side of Bonn Square | Boundary wall | Not a listed building but marks the boundary of the former churchyard of St Peter-le-Bailey. Of visual importance and acts as a retaining wall to the raised ground level within the former churchyard, an area of major archaeological significance. | High |
| Thomas Hull House | University Student Union | Of little architectural interest but 'blends' inoffensively with the adjoining listed buildings. Makes a neutral contribution to the character and appearance of the conservation area. | Low |
| No.27 Queen Street/No.8 New Inn Hall Street | Shop | Not a listed building but of historic and architectural interest and may well be of 'listable' quality. Of two distinct architectural styles (C19 Italianate and C17 urban vernacular), the ground floor marred by an unsympathetic modern shopfront. Prominently sited and occupies an important corner position at the junction of New Inn Hall Street and Queen Street. | Important |
| No.14 New | Empty offices | Mid C19 building retaining its original | Important |

9.29

| Building Name | Present use | Analysis | Significance |
|---|-----------------------------|--|---------------------|
| Road | | external appearance essentially intact and unaltered. Occupies a prominent location, its unusual wedge shape making a quirky and positive contribution to the character and appearance of the conservation area. | |
| Westgate Centre and public library | Shopping Centre and library | Gargantuan and inappropriate 1970s building that has destroyed the historic street pattern and detracts from the character and appearance of the conservation area, from which it is specifically excluded. | Intrusive |



Legend





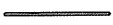


-  Building of Local Interest
-  Listed Building
-  Important Trees(approximate Locations)
-  Conservation Area Boundary
-  Important Walls
-  Listed Building
-  View Direction

Figure 1: Bonn square, oxford, conservation plan
Scale 1:500

CgMs



9.31

Planning control and conservation

internal memo re- archaeology

To: Fiona Bartholomew
From: Brian Durham, Archaeologist
CC: Nick Worledge
Date: 27 September 2004

**Re: Planning
 Application No:**

**Pre-planning: Public Realm Strategy,
 Bonn Square open space**

Address:

Bonn Square

~~draft~~

Fiona

Thanks for your message re- archaeological input to the specification for a proposed design competition re- Bonn Square. I have reviewed my file as promised.

Following my advice of 15 November 2002 and my subsequent brief for evaluation, I noted the archaeological report in June 2003 from the archaeological contractor TVAS. I asked for some clarification of levels, and noted the following information on surviving burials in relation to local pavement level:

- Five out of seven pavement values lie in the range 64.39 m +/- 0.06 m OD;
- Three out of four trenches exposed topmost burials within or very close to this range, the fourth trench 0.3 m higher.

In policy terms PPG 16 has recently been given an extension of life by ODPM, when it was decided it was working well and not a priority for replacement by a PPS. Thus the national policy presumption will be preservation of archaeological remains in situ, which is echoed by local policy in the adopted local plan and draft plan 2001-16.

Because of the terms of the Council's Bonn Square evaluation brief (ie not to disturb burials) it is unclear what density, date or significance can be expected of deeper burials which (on the evidence of other early church sites in Oxford) are certain to exist. It must therefore be presumed that for the mapped footprint of the historic cemetery (which is significantly smaller than the present raised area) the presumption will be for retaining a cushion of fill above the known burials, say at least 0.4 m above pavement. As soon as the proposed design level comes down to pavement level there will be risk of crushing from wheeled vehicles, which will require some means of mitigation by excavation and/or by engineering provision.

I can therefore see three generic options for re-modelling of the historic cemetery (i.e. the rectangular area as mapped historically) as follows:

1. **Low archaeological impact:** re-landscape the historic cemetery to levels between 65.3 m and 65.4 m OD;
2. **Low to Moderate archaeological impact:** disinter just the higher burials (eg Trench 3, OD 64.72), and form a landscaped area leaving 0.5 m fill over the remaining burials, at around 64.9 m OD;
3. **Extreme archaeological impact:** disinter all burials as confirmed by the fieldwork and (by inference) further tiers of burials beneath them, in order to reduce the level such that an engineering subbase can be formed for a surface able to bear wheeled traffic at the level of the adjoining pavements;

My assessment is that the resource implications will increase exponentially with each successive option, and competitors will need to take note of this.

A parallel consideration is the approach of the diocesan authority. The latest tier of burials as exposed by excavation need not be more than 200 years old, and their 'archaeological significance' would need careful assessment. My understanding however is that the Diocesan archaeological advisor would nevertheless recommend 1 m fill left in place, which would favour Option 1.

For the remaining part of the existing raised area, i.e. the footprint of the former church, my presumption is that burials will have been dug from an internal floor level that reflects historic street level, and will therefore be substantially deeper. The same consideration will apply to floors and structure of the medieval church (the building that collapsed in 1726). Thus the risk of significant impact will be lower: however this will need to be confirmed nearer the time by means of a further archaeological trench, and the worst case implications of this process will need to be allowed for as a contingency in competitive bids.

Advice: Under current government guidance

1. there are three options for the historic graveyard, the preferred two being to retain this as a raised area.
2. The third ('extreme') option of reducing any part of the historic graveyard to street level will attract the need for a combination of archaeological and engineering design mitigation, with resource implications that could affect the viability of the project;
3. The footprint of the former church offers options for innovative design, subject to confirmation of historic levels by further archaeological fieldwork, to be allowed for as a contingency;
4. In deciding the competition entire, the Council should make clear that it will give preference to schemes that provide sufficient information to judge historic impact on the former churchyard and church site and/or on historic buildings fronting the square.

Hoping this helps. Please come back if I can clarify.

Brian Durham
Archaeologist

Documents relevant to design brief

S Hammond, S Ford, *Bonn Square Improvements, Oxford: an archaeological evaluation*, May 2002 (amended levels information pages 3-5 and Fig 6, BD has top copy);

Detail of Loggan's map 1675, birds-eye view of medieval church from north;

Detail of Taylor's map 1750 showing the 1728 church;

Detail of 1st Edition OS map showing the site in 1875, with outline of classical church;

Illustration of 1728 church;

PLANNING

INTERNAL MEMORANDUM

FROM: Kevin Caldicott

TO: Fiona Bartholomew

My Ref: KC/ BonnSquare,trees –
comments

Your Ref:

Ext: 2149

Date: 6th October 2004

Trees at Bonn Square

Thanks for your message asking me to provide advice about the trees at Bonn Square. I have visited the site to undertake a brief inspection of the trees. As requested I have made a broad assessment of the condition and amenity value of the trees. I have also identified the physical constraints that their retention will place on regrading of the land on which they grow. The survey includes the Tree of Heaven that stands outside the Westgate Centre.

Amenity Value

At present the square contains a mix of 3 large mature trees (one lime, two sycamore), three small-medium sized early mature specimens (all Tree of Heaven) a pair of small Irish yew trees and an area of shrubbery (actually comprised mostly the root suckers from a Tree Of Heaven that was removed in 2002). Collectively, they make a very important contribution to the appearance and character of the area in which they stand. From within the square the trees help to soften surrounding buildings and provide a sense of place and unity to the otherwise unattractive space. The trees are a feature of and enhance the street scene in views south along New Inn Hall Street, north along St Ebbes and of course, Queen Street. Several of the trees have a high public amenity value when assessed as individuals. Most notable perhaps are the large lime tree (T.3 on the map), which although mature has a significant SULE (safe useful life expectancy) and the Tree of Heaven (T.8), that stands near to the entrance of the Westgate. Also significant, although to a lesser extent are the mature sycamore (T.1) and early mature Tree of Heaven (T.4).

Although sycamore tree (T.7) is large it has poor form that gives some cause for concern about its future safety. The Tree of Heaven (T.2), has been vandalized and is not well suited to its location in close proximity to the retaining wall to New Inn Hall Street. For this reason they are assessed as having low amenity value. The two small Irish yew trees and the 'shrubby' are of no significance.

Bonn Square is located in the Central Conservation Area. The trees therefore enjoy statutory protection and the LPA must give special attention to the impact on the appearance and character of the conservation area when deciding whether or not trees should be removed. This gives added weight to the importance of the existing trees that have high amenity value. The amenity value of the trees is also enhanced by the fact that mature trees are a relatively rare resource in the City Centre.

Constraints on re-design

Trees place a significant constraint on the extent to which the ground on which they grow can be re-modeled. Excavation to decrease levels can cause direct physical damage whilst increasing levels can cause compaction and asphyxiation. In either case the health of the trees is likely to be affected and they can quickly become a hazard to people and property in the area around them. It is particularly important to avoid damaging the roots and to maintain the rooting environment of mature trees during construction. B.S. 5837;1991 'Trees in relation to construction' gives guidance on how to achieve this in practice. Table 4 (attached)

gives a distance at which protection should be erected around any given tree if it is to be expected to survive construction next to it. No construction work should be permitted between the protective fence and the tree. It can be seen that the distance varies according to the age, vigour and size of the tree concerned. The table allows for the distance between protection and the tree to be reduced by one third where appropriate.

I have applied this test to trees in Bonn Square. The radial distance of the 'protected area' that would be required around each tree if it is retained is given in the "Tree Survey" table. The fact that most of the trees grow adjacent to retaining walls that constrain root development means it is not appropriate to reduce these distances. In fact given the location of the trees and that public safety is the most important consideration I would recommend that these distances are increased if at all possible.

Assuming all of the trees are retained only a relatively small area of the existing mound that forms Bonn Square can be reduced in level. For example, there will need to be a 'protected area' of 9 metres radius around T.1, 8 metres around T.3 if they are to be retained with a reasonable degree of public safety. Many of these 'protected areas' will converge. The area available to be lowered will increase if trees are removed.

It is assumed that any new design with a significant element of construction work will require planning permission. Of course the effect of development on trees is a material consideration for LPAs when deciding planning applications and the T & CP act 1990 Act places a *duty* on LPAs, to ensure, where appropriate, they make adequate provision for the preservation or planting of trees when granting planning permission. The location of Bonn Square within the Central Conservation Area means that the LPA must pay special attention to the impact on the appearance and character of the conservation area when deciding whether it should grant consent for development that includes the removal of trees.

Impacts

Unless the competition for the re-design of Bonn Square is won by a very low impact design, it seems unlikely that there will be no harmful impacts on existing trees. It seems to me reasonable to classify the impact of any design according to the following levels of impact:

1. Low harmful arboricultural impact – No significant excavations within the 'protected areas' of trees T.1, T.3, T.4 and T.8. Only trees with low amenity value removed.
2. Medium harmful arboricultural impact – No excavations within 'protected areas' around trees T.3, T.4 and T.8. Only trees with low and moderate amenity value removed.
3. High harmful arboricultural impact – All trees removed

New tree planting might be used to mitigate the harmful impacts identified above. An exceptionally high quality design that includes significant new tree planting might result in an overall beneficial arboricultural impact.

Advice

Bearing in mind the amenity value of the existing trees there should be a general presumption in favour of retaining as many as possible, and a strong presumption that trees that have high amenity value should be retained. The Council should make it clear in any competition brief that for a 'radical' high impact re-design to be acceptable, the LPA will need to be convinced that the appearance and character of the conservation area will not be harmed by removing the existing trees. My advice is that this will only be possible if design includes a significant element of new tree planting. Such planting would need to include advanced nursery stock sized trees if it is to have the any positive impact within a reasonable time scale.

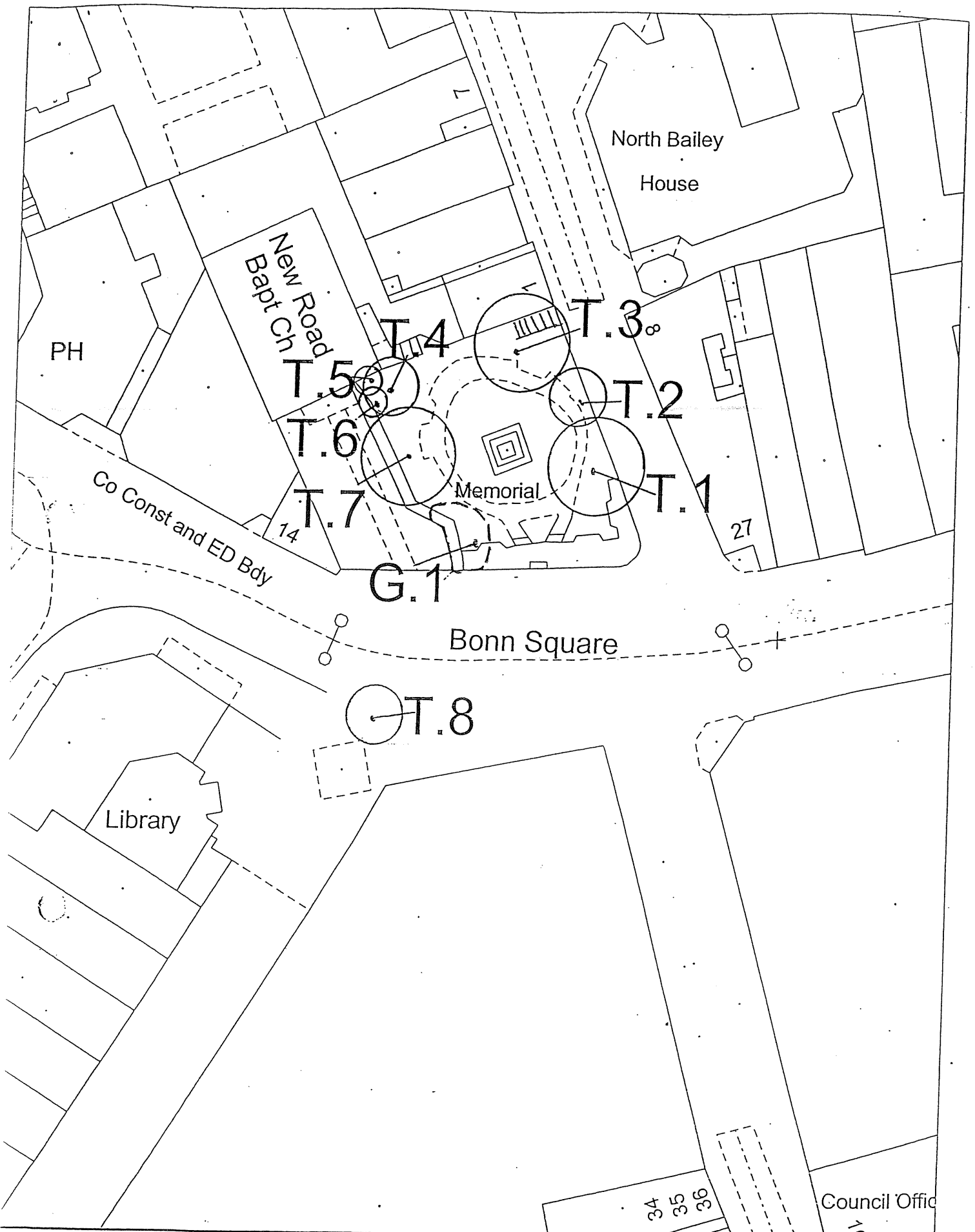
Trees at Bonn Square

Tree Survey undertaken 6th October 2004, 10:30am.

| No. on Map | Species (Common name) | Size (DBH – diameter of stem measured at 1,5m from g.l) | Tree Vigour (normal;low) | Tree Age (young; earlymature; middle age; mature; overmature) | SULE (safe useful life expectancy high; medium; low) | Amenity Value (high; medium; low) | Protected Area (radial distance from centre of trunk) |
|------------|-----------------------|---|--------------------------|---|--|-----------------------------------|---|
| T.1 | Sycamore | 350-750mm | Low/Normal | Mature/Overmature | Medium | Medium | 9m |
| T.2 | Tree of Heaven | 200-400mm | Normal | Early mature | High | Low (poorly sited) | 4.5m |
| T.3 | Lime | >750mm | Normal | Mature | Medium-High | High | 8.0m |
| T.4 | Tree of Heaven | 200-400mm | Normal | Early mature | High | Medium-High | 4.5m |
| T.5 | Irish Yew | - | - | - | - | Low | - |
| T.6 | Irish Yew | - | - | - | - | Low | - |
| T.7 | Sycamore | >750mm | Low/Normal | Mature/Overmature | Low-Medium | Low (poor multi-stemmed form) | 8.0m |
| T.8 | Tree of Heaven | 250-500mm | Normal | Middle age | High | High | 4.5m |
| G.1 | Mixed group | - | - | - | - | Not significant | Remove |

Limitations:

This survey was undertaken to assess the amenity value trees at Bonn Square and to assess the constraints on development around them according to criteria given in B.S.5837;1991 Table 4. A detailed VTA inspection has not been carried out.



Title: BONN SQUARE - TREES

Scale: 1:500; Map Reference: SP5106SW

Date: 06/10/2004



Crown copyright. All rights reserved.*
 Substitute your Council Name here
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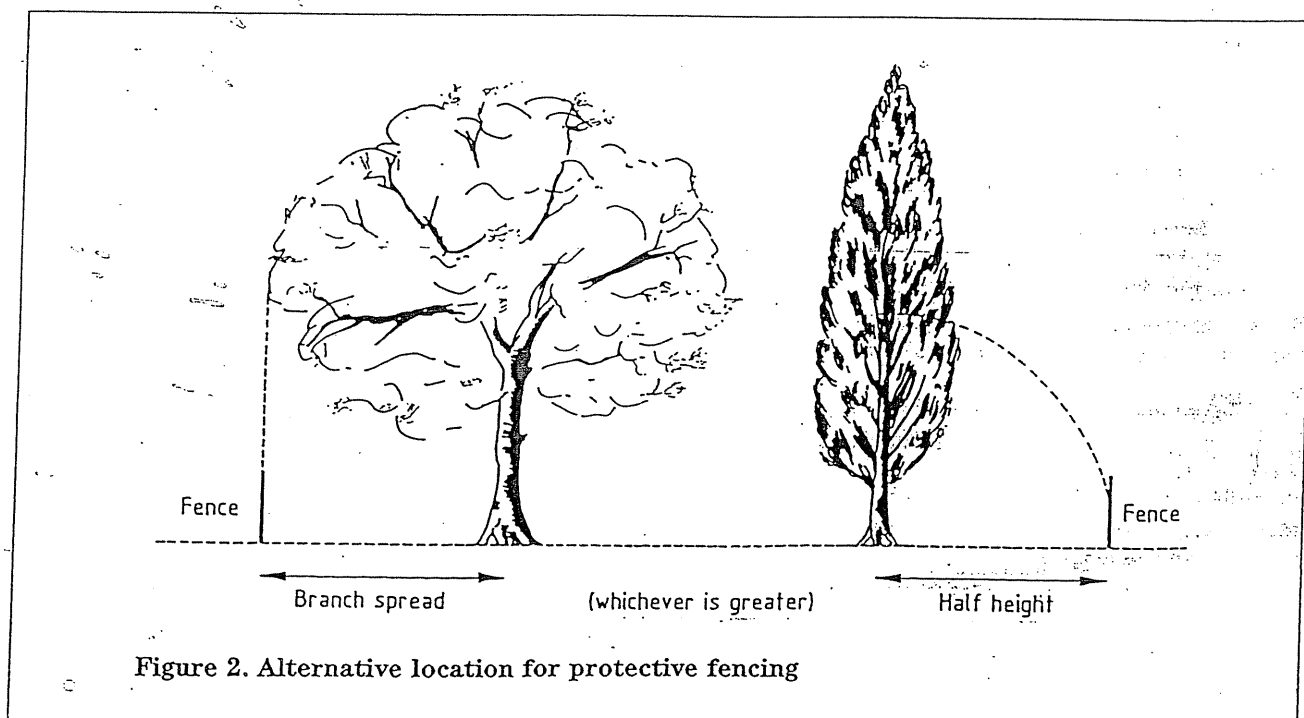
OXFORD CITY COUNCIL
 Information Systems
 David Taylor
 Director of Corporate Services

Table 1. Protection of trees: minimum distances for protective fencing around trees

| Tree age | Tree vigour | Trunk diameter | Minimum distance |
|--|---------------|----------------|------------------|
| Young trees (age less than 1/3 life expectancy) | Normal vigour | mm | m |
| | | < 200 | 2.0 |
| | | 200 to 400 | 3.0 |
| Young trees | Low vigour | > 400 | 4.0 |
| | | < 200 | 3.0 |
| | | 200 to 400 | 4.5 |
| Middle age trees (1/3 to 2/3 life expectancy) | Normal vigour | > 400 | 6.0 |
| | | < 250 | 3.0 |
| | | 250 to 500 | 4.5 |
| Middle age trees | Low vigour | > 500 | 6.0 |
| | | < 250 | 5.0 |
| | | 250 to 500 | 7.5 |
| Mature trees | Normal vigour | > 500 | 10.0 |
| | | < 350 | 4.0 |
| | | 350 to 750 | 6.0 |
| Mature trees and overmature trees | Low vigour | > 750 | 8.0 |
| | | < 350 | 6.0 |
| | | 350 to 750 | 9.0 |
| | | > 750 | 12.0 |

NOTE 1. It should be emphasized that this table relates to distances from centre of tree to protective fencing. Other considerations, particularly the need to provide adequate space around the tree including allowances for future growth (see 6.3), and also working space (see 6.7), will usually indicate that structures should be further away.

NOTE 2. With appropriate precautions, temporary site works can occur within the protected area, e.g. for access or scaffolding (see 8.3).



PH

New Road
Bapt Ch

Memorial

14

8

27

64.2m



Bonn Square

Def

TCBs

Library

KEY

-  Daytime pavement street traders.
-  Evening roadside street trader.

TCBs

TCBs

Westgate
Shopping Centre

(1 to 43)

Council Offices

10

34

35

36

33

31

28 to 30

ST EBBER'S STREET

13

9.40

38

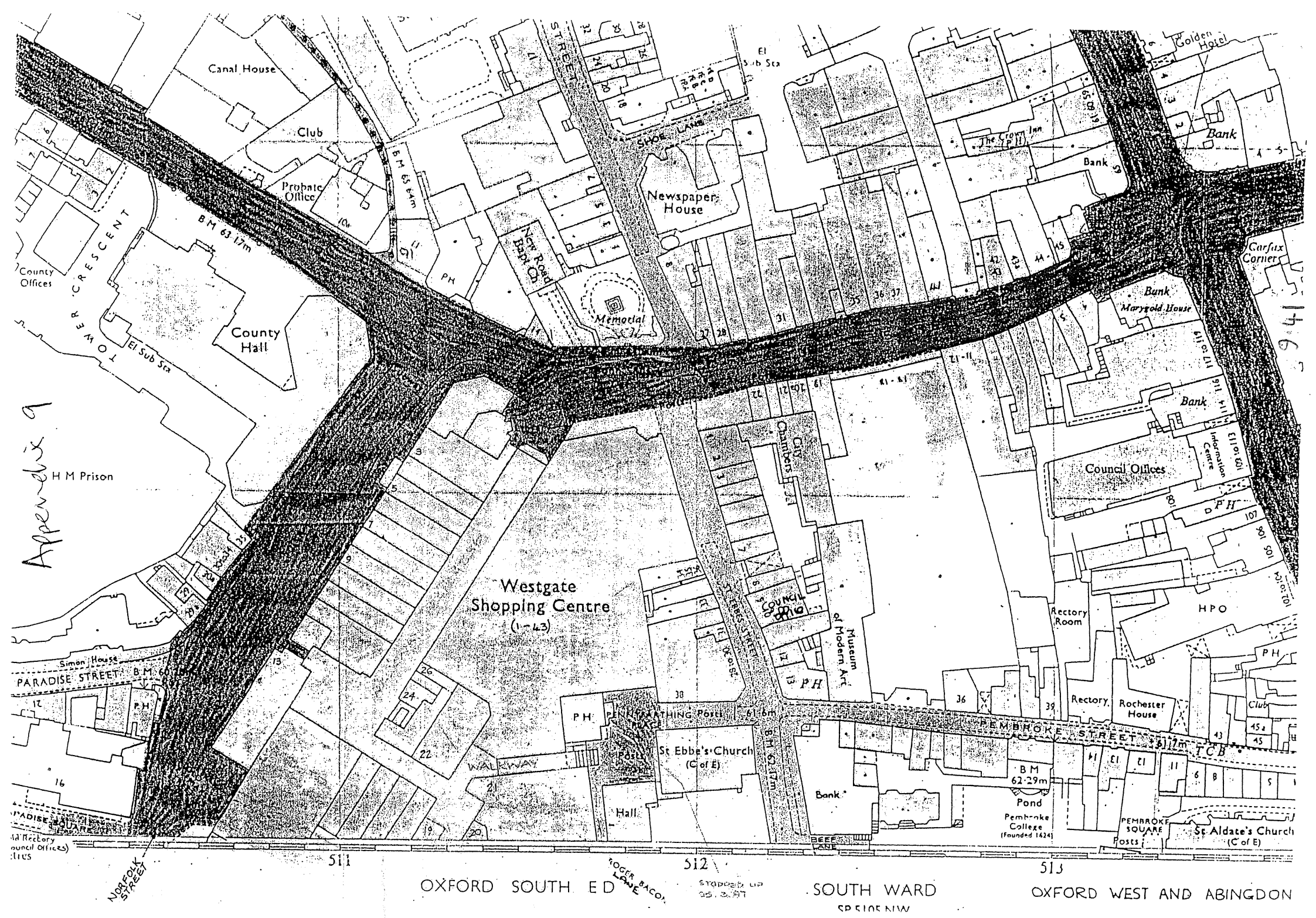
Pennyfarthing
Place

Posts

61.6m

PH

Appendix 9



H M Prison

Simon House

Reclory Council Offices

Canal House

Club

Probate Office

County Hall

Westgate Shopping Centre (1-13)

St Ebbe's Church (C of E)

Museum of Modern Art

Pembroke College (Founded 1624)

Council Offices

Reclory, Rochester House

St Aldate's Church (C of E)

Newspaper House

Memorial

Marygold House

Bank

Information Centre

HPO

Club

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OXFORD SOUTH E D

SOUTH WARD

OXFORD WEST AND ABINGDON

ROGER BACON LANE

stopped up 25.3.97

CP 5106 NW

NOBFOLK STREET

PARADISE STREET

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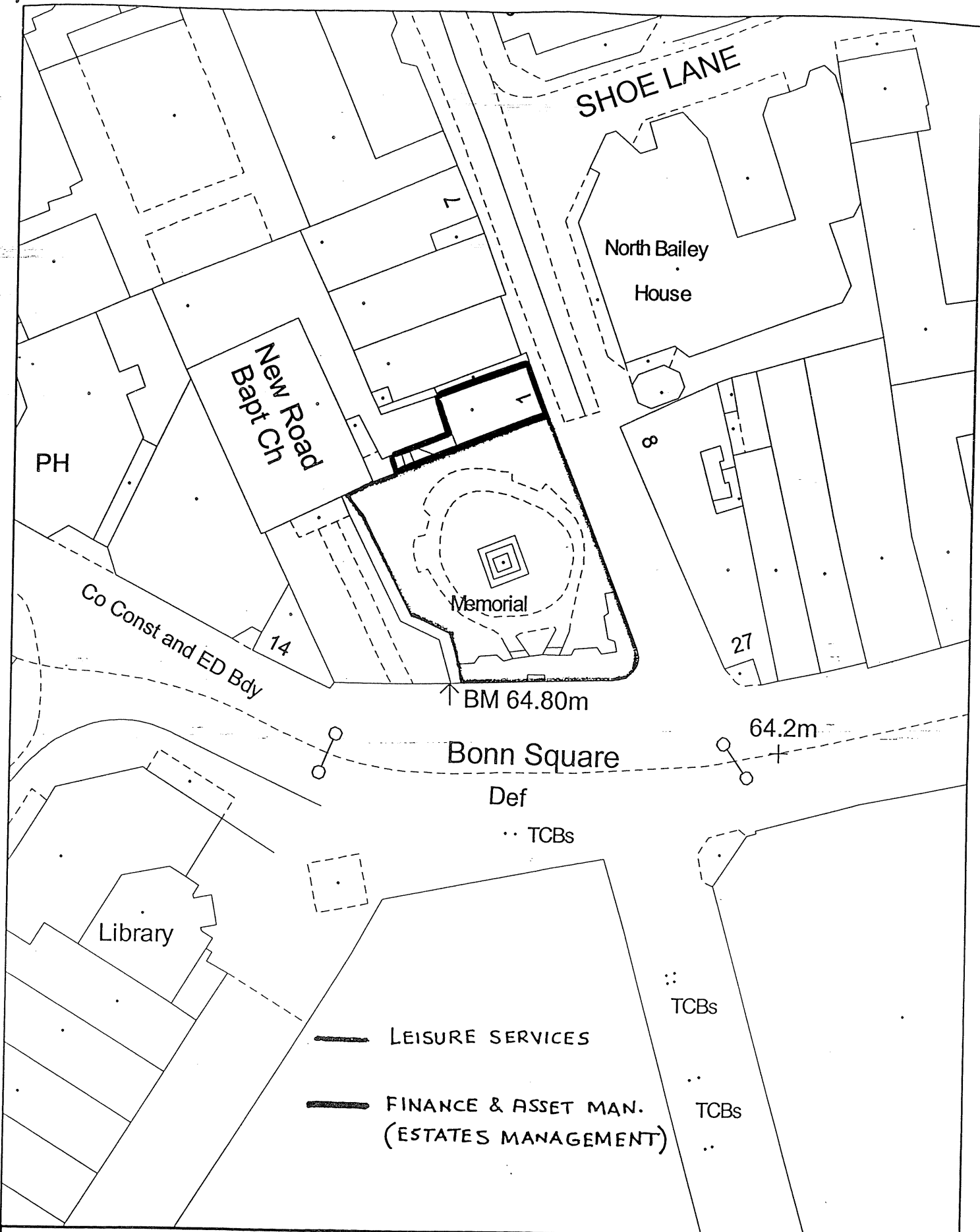
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PARADISE STREET



Title: Plan re City Council Ownership Bonn Square & adjacent area

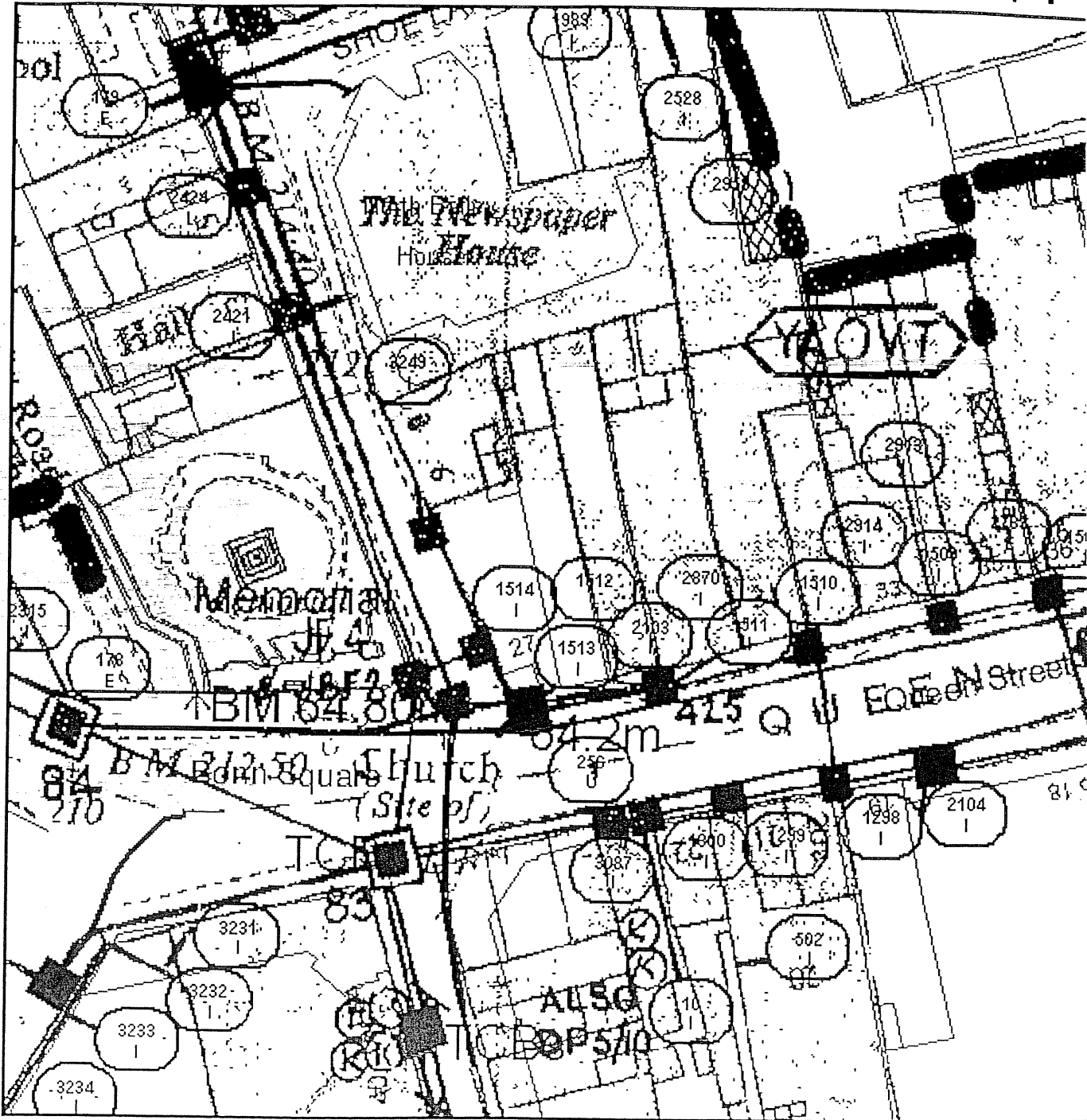
Scale: 1:500; Map Reference: SP5106SW

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OXFORD CITY COUNCIL
Financial & Asset Management

BT Maps by email Plant Information Reply



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Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

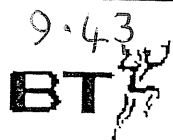
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KEY TO BT SYMBOLS

- | | | | |
|--|-------------------|--|---------------|
| | UNDERGROUND PLANT | | CABINET |
| | OVERHEAD PLANT | | BURIED JOINT |
| | JOINT BOX | | JOINTING POST |
| | DISTRIB'N POINT | | PROPOSED U/G |
| | MANHOLE | | PROPOSED O/H |
| | POLE | | PROPOSED BOX |

Other proposed plant is shown using dashed lines. BT symbols not listed above may be disregarded. Existing BT plant may not be recorded. Information valid at the time of preparation.



BT ref. PXF11054B

Map reference (centre): SP5120506154

Issued: 12/10/04 10:06:50



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Scottish and Southern Energy plc

L.V. MAINS RECORD

Bonn Square
Oxford

Grid Ref: SP51170615

Scale: 1:500

Date: 27/09/2004

MSS069612

Scottish and Southern Energy plc.
Registered in Scotland No 117119.
Registered Office: Inveralmond House
200 Dunkeld Road,
Perth, PH1 3AQ.

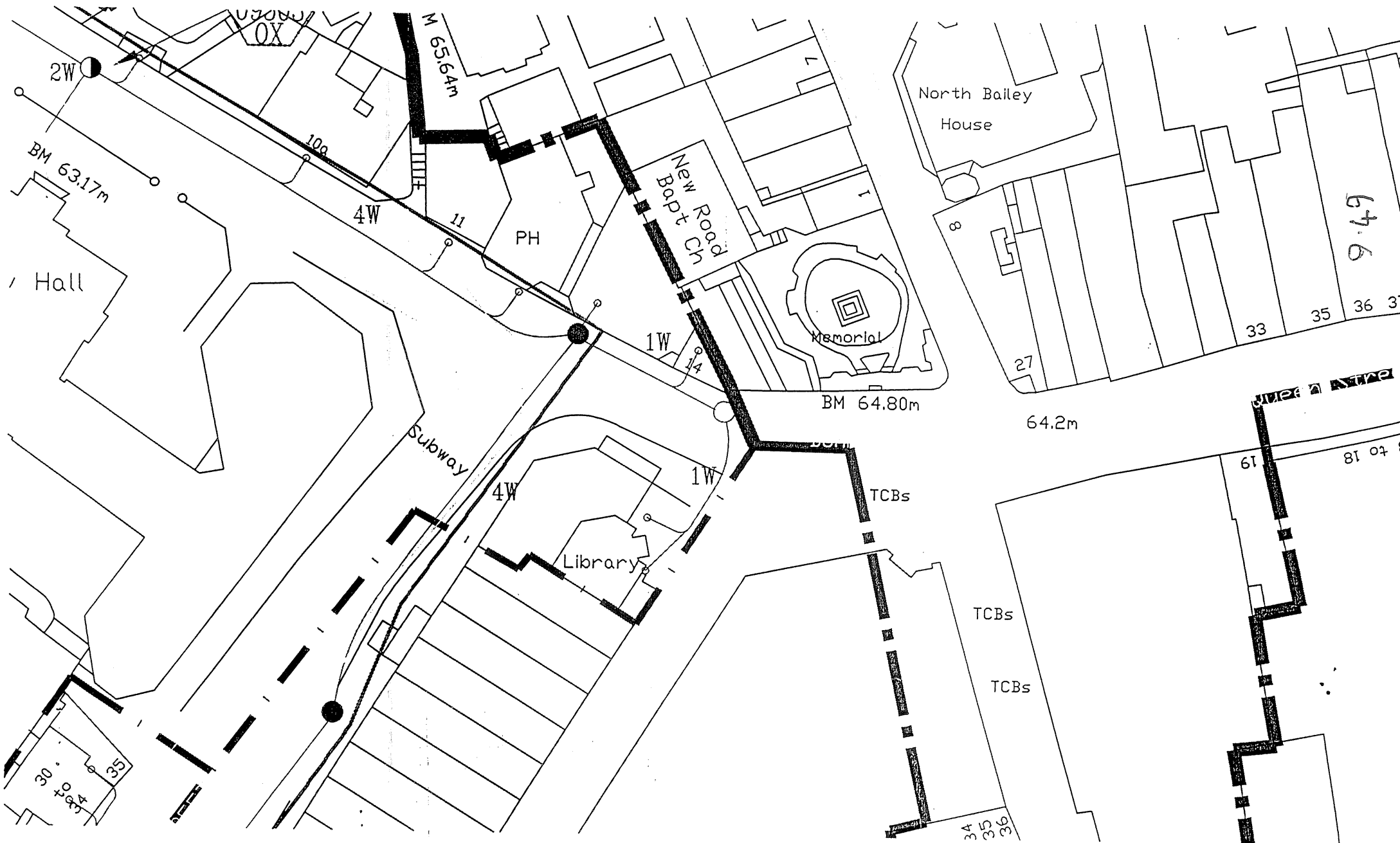
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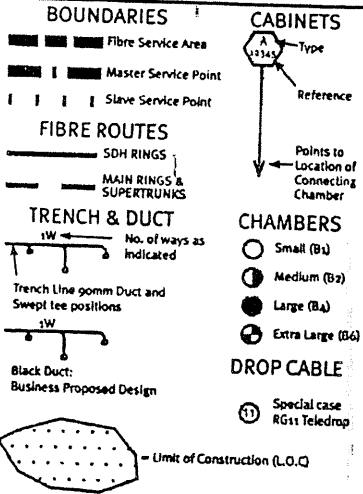
1 SAFETY
(HMSO)



Area: Coventry - Oxford - Stafford
 ntl Group Ltd.
 Coventry Switch, Courtauld's Way,
 Foleshill Enterprise Park,
 Coventry CV6 5NX United Kingdom
 Tel: 024 76 724375 Fax: 024 76 724343



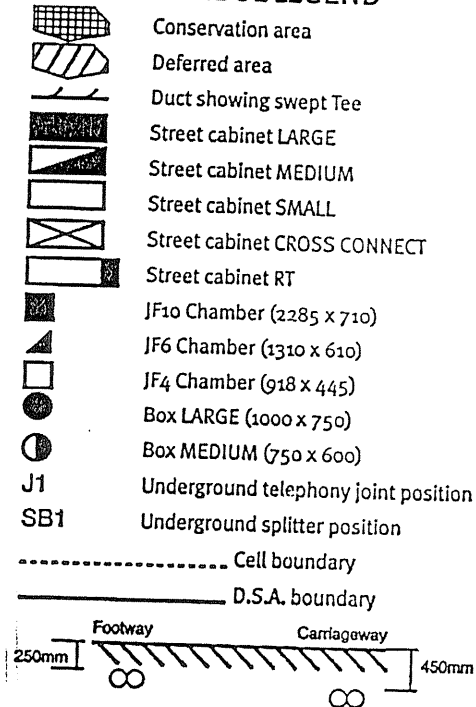
KEY:



Area: Warwickshire
 ntl Group Ltd.
 Coventry Switch, Courtauld's Way,
 Foleshill Enterprise Park,
 Coventry CV6 5NX United Kingdom
 Tel: 024 76 724375 Fax: 024 76 724343



SYMBOL LEGEND



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THE DIOCESE OF OXFORD

Berkshire, Buckinghamshire and Oxfordshire



DIOCESAN ADVISORY COMMITTEE FOR THE CARE OF CHURCHES

FACULTY JURISDICTION

A faculty is permission to carry out work to a church building or its contents. All consecrated buildings together with their surrounding land, nearly every dedicated building (licensed by the Bishop for public worship) and also consecrated burial grounds are subject to the Faculty Jurisdiction. Everything in or on the land is included within the jurisdiction as are the fabric, ornaments and furniture of the church. Apart from certain minor matters, no alterations may be made to such buildings or burial grounds without the authority of a Faculty. The jurisdiction is exercised in the consistory court by the Chancellor of the Diocese, who is one of the two legal officers of the diocese, the other being the Diocesan Registrar. Thus, for example, where a Parochial Church Council wishes to make a change to a church building, such as the introduction of a new stained glass window, or the removal of old pews, an application must be made for a Faculty to authorise the work. The legislation defining the faculty jurisdiction is the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 and the Faculty Jurisdiction Rules 2000.

Most of the Anglican Church buildings in England are listed buildings, that is to say, the local authorities concerned have listed them as being of architectural or historic interest. The consequence of the listing is that where a secular building is listed, it is necessary to obtain Listed Building Consent from the local planning authority before any alterations can be made. However, Anglican churches in use are exempt from the requirement for Listed Building Consent, because of the control which the Church of England exercises through the Faculty Jurisdiction. This is known as the "ecclesiastical exemption", but it does not exempt a Parochial Church Council from the need to apply also for Planning Permission and/or Building Regulations Approval in a case where Planning Permission and/or Building Regulations Approval would normally be required, for example, in relation to the proposed extension of a church building.

Any memorial or other structure on land within the curtilage of a consecrated church is also subject to the Faculty Jurisdiction (whether the land is consecrated or not). Where a memorial or other structure is itself listed, an application must in addition be made to the planning authority for Listed Building Consent to authorise the alteration or removal of it. A faculty is also required for work to trees, paths and walls and fences of such churchyards and consecrated burial grounds.

The Care of Churches and Ecclesiastical Jurisdiction Measure 1991 and the Faculty Jurisdiction Rules 2000 can be viewed at the web site of Her Majesty's Stationery Office. Printed copies of the Measure and the Rules can be obtained from : The Stationery Office Ltd., Publications Centre, 51 Nine Elms Lane, London SW8 5DR. Tel: 0870-600-5522. Email: network.sales@tso.co.uk

For those responsible for the maintenance of church buildings, some useful information can be found at the Church of England's Church Care site at <http://www.churchcare.co.uk/>

Details of the procedure to be followed can be found on the Oxford Diocesan website at <http://www.oxford.anglican.org/registry/fcnotes.php>

951

**DRAFT MINUTE OF CENTRALSOUTH AND WEST AREA COMMITTEE
11 JANUARY 2005**

124. BONN SQUARE REFURBISHMENT - DRAFT BRIEF

The Planning Services Manager submitted a report (previously circulated and now appended).

During the course of discussion, the following issues were raised:-

- membership of the design panel should be drawn from as wide a range of individuals/organisations as possible;
- the need, when costing the scheme, to take into account the level of public utilities services running under the area;
- cycle stands provided should be of the Sheffield design as this design was more secure than other designs;
- seats provided as part of the refurbishment works should be of a high standard – it was suggested that seats should be of a similar design to those installed in Manzil Way;
- heritage funding sources should be approached at an early stage to see if they would be prepared to contribute towards the cost of the scheme.

Resolved:-

- (1) to welcome the Design Brief;
- (2) that the views of the County Council be sought concerning public realm issues;
- (3) that the Executive Board be informed that the Committee considers that the refurbishment of Bonn Square should not take place until Queen Street is closed to traffic, except for service vehicles.